113.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,800 / 630,800
					USE VALUE:	630,800 / 630,800
					ASSESSED:	630,800 / 630,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANKE MARY ANNE
Owner 2:	
Owner 3:	
Street 1:	40 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JANKE MARY ANNE -
Owner 2:	STACK ROBERTA -
Street 1:	40 HUNTINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,628 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4628.000	239,600		391,200	630,800
Total Card	0.106	239,600		391,200	630,800
Total Parcel	0.106	239,600		391,200	630,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.45 | /Parcel: 505.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72076
GIS Ref	
GIS Ref	
Insp Date	09/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,600	0	4,628.	391,200	630,800	630,800	Year End Roll	12/18/2019
2019	101	FV	207,900	0	4,628.	385,600	593,500	593,500	Year End Roll	1/3/2019
2018	101	FV	207,900	0	4,628.	296,200	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	207,900	0	4,628.	279,400	487,300	487,300	Year End Roll	1/3/2017
2016	101	FV	207,900	0	4,628.	257,100	465,000	465,000	Year End	1/4/2016
2015	101	FV	196,500	0	4,628.	240,300	436,800	436,800	Year End Roll	12/11/2014
2014	101	FV	196,500	0	4,628.	221,300	417,800	417,800	Year End Roll	12/16/2013
2013	101	FV	196,500	0	4,628.	221,300	417,800	417,800		12/13/2012

!8762!

PRINT

Date	Time
12/10/20	23:18:17

LAST REV

Date	Time
09/25/18	14:47:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANKE MARY ANNE	52065-402		1/9/2009	Family	99	No	No		
JANKE MARY ANNE	47054-576		3/2/2006	Family	99	No	No		
RUTKOWSKI RHEBA	24996-75		11/16/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	72076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2011	220	Redo Bat	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	336	PATRIOT
4/14/2000	Inspected	264	PATRIOT
2/4/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4628		Sq. Ft.	Site		0	70.	1.21	6									391,188						391,200	

Total AC/HA: 0.10624 | Total SF/SM: 4628 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,188 | Spl Credit | Total: 391,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	71800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325511
Depreciation:	85935
Depreciated Total:	239576

COMMENTS

PDAS. OF-BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

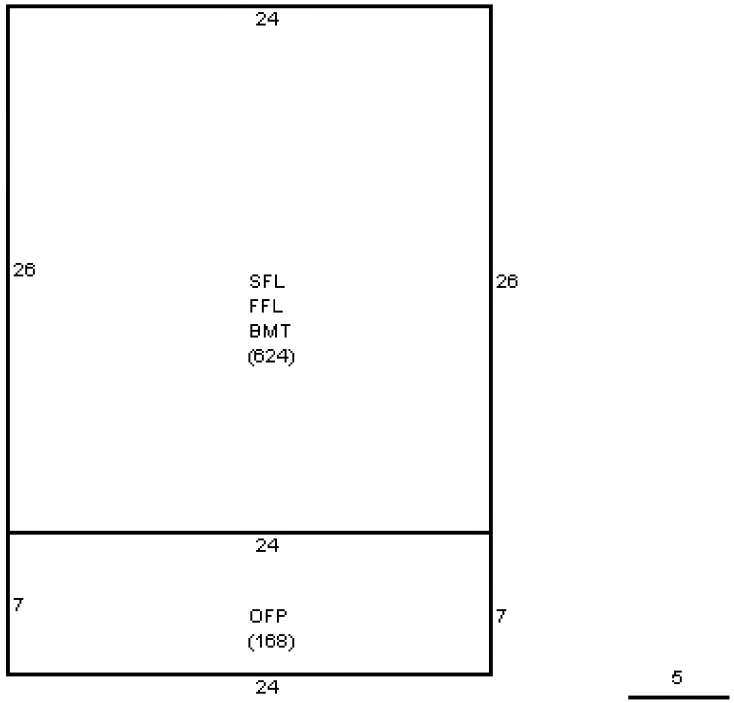
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	117.45
Final Total:	239600	Val/Su SzAd	191.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	52.120	32,522
FFL	First Floor	624	173.730	108,406
SFL	Second Floor	624	173.730	108,406
OFP	Open Porch	168	26.060	4,377

Net Sketched Area:	2,040			Total:	253,711
Size Ad	1248	Gross Are	2040	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	